

ARTICLE 4A - R-1A AGRICULTURAL CONSERVATION DISTRICT

SECTION 400A PURPOSE

The R-1A District is designed primarily to:

- A. Promote the general welfare by providing for the protection, preservation and maintenance of lands within the Township the owners of which have voluntarily granted, in perpetuity, a deed of agricultural conservation easement to the Commonwealth of Pennsylvania and/or the County of Delaware or the Township.
- B. Encourage continued agricultural uses and operations on said lands without unnecessary interference from suburban residential neighbors.
- C. Preserve the rural character and rich agricultural history of the Township in concert with the owners of said lands.
- D. Provide broad agricultural use opportunities for said lands recognizing the requirements of the agricultural conservation easement.
- E. Implement Sections 603(c)(7), 604(3) and 605(2)(vii) of the Pennsylvania Municipalities Planning Code authorizing provisions for the promotion and preservation of prime agricultural land.

SECTION 401A USE REGULATIONS

A building may be erected, altered or used, and land may be used or occupied for any of the following uses:

- A. Permitted Principal Uses
 - 1. Agricultural Use and Operation subject to the provisions of Sections 402A and 403A, and Article 19.

401A.A.2.

401A.C.3.

2. A single residential structure limited to the use of providing housing for persons employed in farming the subject land, either full-time or on a seasonal basis.
3. Any use lawfully in existence on subject property on the effective date of the agricultural conservation easement.
4. Other such customary part-time or off-season minor or rural enterprises as are provided for in the Delaware County Agricultural Easement Purchase Program and approved by the State Agricultural Land Preservation Board.

B. Conditional Uses (Refer to Article 21, Section 2112)

1. Hayrides, corn mazes, seasonal sales, the sale of seasonal items, and uses of the same general character traditionally related to the primary agricultural use and operation of the subject lands and necessary for income production outside of the primary growing season, and subject to the provisions of Article 19.
2. Any such uses not permitted in Section 401A, but otherwise expressly permitted under the terms of the agricultural conservation easement.

C. Accessory Uses (Refer to Article 19).

1. Accessory uses on the same lot and customarily incidental to the principal agricultural use and operation.
2. The sale of farm products provided that a minimum of fifty percent (50%) of such products are produced on the subject property, subject to the provisions of Article 19, Section 1912.
3. The keeping of livestock animals.

SECTION 402A HEIGHT REGULATIONS

The maximum height of any residential dwelling shall be thirty-five (35) feet. The maximum height of other structures used in agricultural operations is sixty-five (65) feet, except as provided in Article 19, Section 1903.

SECTION 403A AREA AND BULK REGULATIONS

- A. Lot Area - the minimum lot area of any tract comprising a part of the lands subject to the agricultural conservation easement shall be 25 acres. Any permitted residential dwelling shall occupy no more than two (2) acres of any such tract.
- B. Yards - No residential building shall be closer than 150 feet to any neighboring property line or public right-of-way. No other structure shall be closer than 200 feet to any neighboring property line or public right-of-way, provided, however, that no structure used for the housing or shelter of livestock shall be within 250 feet of any neighboring property line.
- C. Impervious and Building Coverage - Not more than twenty percent (20%) of the total area of the lands subject to the agricultural conservation easement shall be covered by impervious surfaces and not more than ten percent (10%) of such area shall be occupied by buildings and structures.